



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

March 26, 2021

**Via Emailed PDF**

Ronnie McGhee, FAIA  
R. McGhee & Associates  
2031 Florida Ave, 3rd floor  
Washington DC 20009

Re: **Calvary Church Redevelopment: 820 6th St NE and 509 I St NE - Lots 051, 802, 803 in Sq 0832 & Lots 801 & 040 in Sq 0831**

Dear Mr. McGhee:

You met with David Vollin and Jeannette Anderson on December 11, 2020 to review the zoning constraints of a proposed redevelopment of an existing church property located at 820 6th St NE and 509 I St NE (Sq. 0832, Lot 051) and is located within the RF-1 zone.

Together with an adjacent pair of former alley lots obtained through a road closure (Sq. 0832, Lots 802, 803) and a surface parking lot across I St NE (Sq. 0831, Lots 801, 040), the Church is contemplating the development of residential housing alongside the continued operation of the existing Church within its primary structure. Alongside discussion, a concept set of drawings which describe the proposed work was reviewed.

The existing church and adjoining ancillary structures amount to approximately 10,600 SF of building area upon a total lot area of 12,641, yielding an existing non-conforming lot occupancy of  $\pm 85\%$ . The conversion of the existing church's annex structures into an apartment house is contemplated alongside a subdivision that both:

- 1) Leaves the annex and church structures on separate lots and*
- 2) Incorporates portions of the adjoining vacant, former alley ROW, parcels (lots 802 & 803) into the aforementioned pair of lots*

The line of subdivision are proposed to be drawn in such a way as to leave both structures at less than or equal to the existing non-conforming  $\pm 85\%$  lot occupancy.

Whereas the existing site is characterized by a centrally located "closed court," the proposed subdivision will yield a pair of open courts, one for the church, the other for the apartment house. The line of subdivision shall be drawn such that both open courts comply with the minimum dimensions in Subtitle E, § 203.1

Given that both structures are existing, with no intention of enlarging the building area(s), the pervious surface provisions of Subtitle E, § 204.1 shall not apply. The non-conforming rear yard associated with the church structure, given its Certificate of Occupancy dated 7/8/1950, is grandfathered. The required rear yard associated with the proposed apartment house conversion shall be measured with a 20' radius emanating from the lot's southwest outer corner, as indicated on Sheet AP2 of the attached Plan Set.

In order to convert the existing annex structure into an apartment house, **a Special Exception** may be pursued relative to Subtitle U, § 301.2(c) to obtain more than (1) dwelling unit per 900 SF of land area.

The existing  $\pm 7,045$  SF surface parking lot (Sq. 0831, Lots 801, 040) may be subdivided into four (4) new lots at  $\pm 1,761$  SF and each  $\pm 17.9'$  in width via the minor flexibility provisions of Subtitle A, § 304.2(a) and § 304.2(b) will need to be addressed so that the findings under § 304.3(a) through § 304.3 (f) can be made.

The four (4) proposed residential flats may share their rear yards, via easements and covenants, with the Calvary Church towards the provision of off-street parking.

Please let me know if you require any further information or clarification.

Sincerely, *Matthew Le Grant*  
Matthew Le Grant  
Zoning Administrator

Attachments: Calvary Feasibility Study – dated 10-23-20

Reviewers: David Vollin and Jeannette Anderson

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

File: Det Let re Calvary Church to McGhee 3-26-21